

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

October 3, 2018

Shawn Biazar
SBS Construction & Engineering, LLC.
10209 Snowflake Ct. NW
Albuquerque, NM 87114

RE: **Santa Fe Towing Office**
7901 Jacs Ln NE
Grading and Drainage Plan
Engineer's Stamp Date: 9/27/18
Hydrology File: D16D002A7

Dear Mr. Biazar:

Based on the submittal received on 10/1/18, the Grading and Drainage Plan is approved for Building Permit and SO-19.

Prior to Certificate of Occupancy (For Information):

1. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
2. The sidewalk culverts must be inspected and approved by storm drain maintenance (Jason Rodriguez, jtrodriguez@cabq.gov or 857-8607).

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: SANTA FE TOWING OFFICE **Building Permit #:** _____ **Hydrology File #:** D16-D002A7
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 9 BLUE SKY BUSINESS PARK
City Address: 7901 JACS LANE, NE

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC **Contact:** SHAWN BIAZAR
Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114
Phone#: (505) 804-5013 **Fax#:** (505) 897-4996 **E-mail:** AECLLC@AOL.COM

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☒ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☒ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 9-28-2018 **By:** SHAWN BIAZAR

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Location
LOTS LOT 9, BLUE SKY BUSINESS PARK is located at 8001 Jacs lane, NE containing 0.5811 acre. See attached Vicinity Map F-16 for exact location.

Purpose
The purpose of this drainage report is to present a grading and drainage solution for new buildings and improvements with this tract of land.

Existing Drainage Conditions
This site falls under the City Drainage number D16/D002A, subbasin 1-10. The site currently drains from west to east to Jacs Lane. No offsite runoff enters this site. To the west there is an existing subdivision and the lots drain to the west to internal streets. To the east there are existing curb and gutter. The runoff to the north and south drain east to Jacs Lane. The site does not fall within a 100 year floodplain.

Proposed Conditions and On-Site Drainage Management Plan
Under the proposed conditions, the runoff will continue to drain east to a proposed first flush pond and then to Jacs Lane via a sidewalk culvert. The developed runoff is based on the allowable discharge under the City Drainage number D16/D002A, subbasin 1-10. Subbasin 1-10 allowable discharge rate is +/- 4.55 cfs/ac (3.73 cfs/0.81 ac) which is based on the land treatments of D=90% and B=10%. This site is .5811 acres. Therefore, the allowable discharge is .5811*4.55 = 2.64 cfs. The runoff from this site is calculated at 2.59 cfs with land treatments of D=90% and B=10%. We were conservative in our runoff calculations. Most of the parking area is gravel, but we have used land treatment D for all the parking area. Therefore, our first flush pond is also larger due to assumption that the entire parking lot is land treatment D.

Calculations
City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.

VOLUME CALCULATIONS FOR 10 DAY STORM
(UNDER EXISTING CONDITIONS)

BASIN	AREA (AC)	AREA (MI ²)
ON-SITE	0.5811	0.000908

$$E = \frac{EA(AA) + EB(AB) + EC(AC) + ED(AD)}{AA + AB + AC + AD}$$

$$V-360 = E(AA + AB + AC + AD)$$

EA = 0.53
EB = 0.78
EC = 1.13
ED = 2.12

AA = 0.00%
AB = 100.00%
AC = 0.00%
AD = 0.00%

P-60 = 2.01
P-360 = 2.35
P-1440 = 2.75
P-10 Day = 3.95

E = 0.78 IN
V-360 = 1,645.33 CF

A = 1.56 CFS/AC
B = 2.28 CFS/AC
C = 3.14 CFS/AC
D = 4.70 CFS/AC

$$TOTAL\ QP = QPAAA + QPBAB + QPCAC + QPDAD$$

$$QP\ (HISTORICAL) = 1.32\ CFS$$

$$QP\ (DEVELOPED) = 2.59CFS$$

POND VOLUME REQUIRED

$$TOTAL\ PONDING\ VOLUME\ REQUIRED\ (90TH\ PERCENTILE/FIRST\ FLUSH) = 0.34\ INCHES \times IMPERVIOUS\ AREA = (0.34/12 \times 25312.72) = 645.47\ CF$$

POND VOLUME PROVIDED

$$TOTAL\ POND\ AREA\ PROVIDED =$$

PONDING CALCULATIONS:

POND A: AREA @ TOP=847.16, AREA @ BOTTOM=535.75
POND VOLUME = $(847.16+535.75)/2 \times 1.0' = 691.46\ CF$

$$TOTAL\ POND\ VOLUME\ PROVIDED = 691.46\ CF$$

SIDEWALK CULVERT CALCULATIONS

24" Sidewalk Culvert 8" High Calculation Using Weir Equation

$$Q = CLH^{1.5}$$

$$H = 0.67', C = 2.95, L = 24" (2.00')$$

$$2.95 \times 2^{1.5} (0.67)^{1.5} = 2.958 \times 2^{1.5} \times 0.548418636$$

$$Q = 3.236\ cfs$$

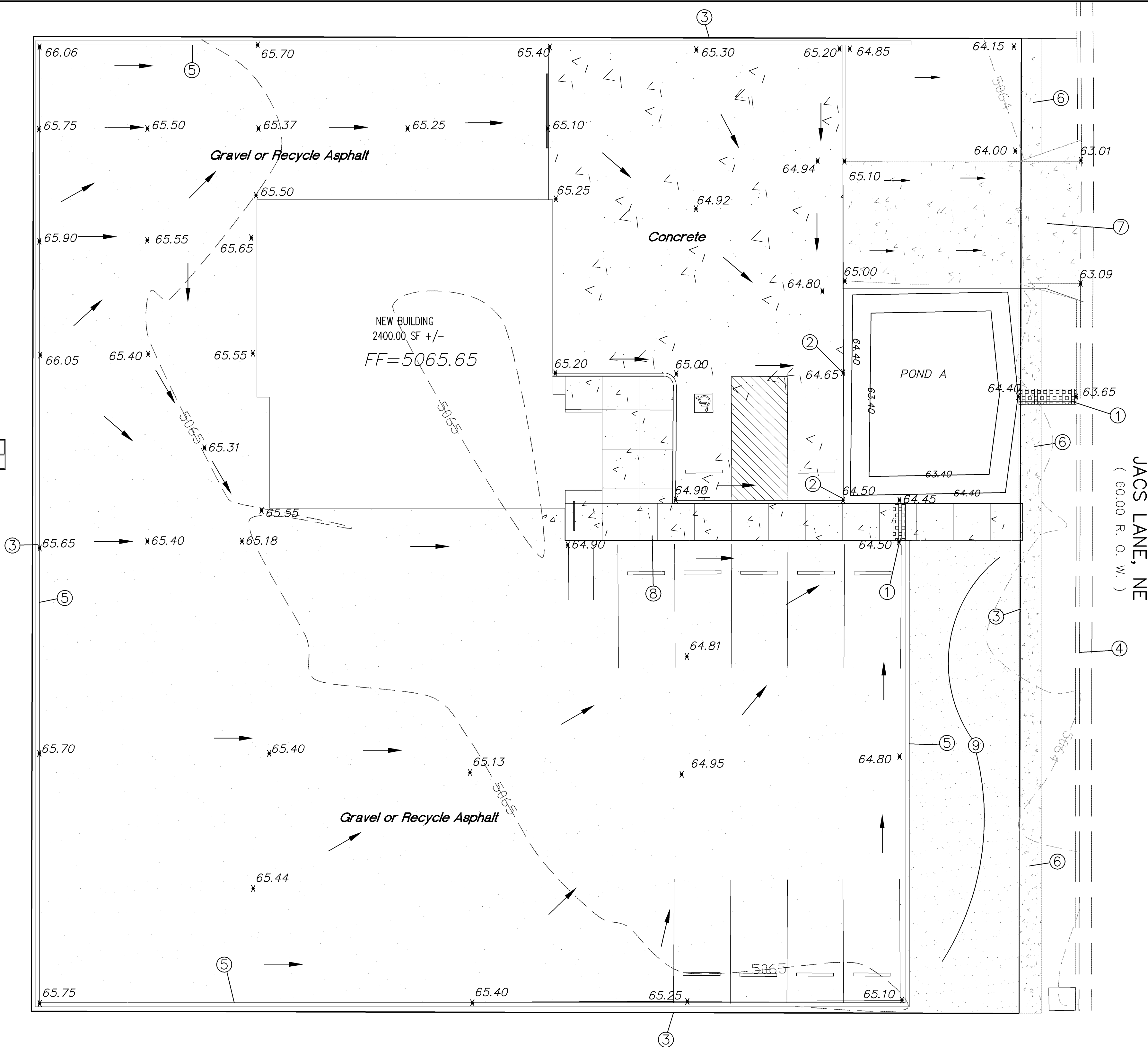
NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL FOR LOCATING SERVICE, 260-1990 OR "811", FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS	NAME	DATE
INSPECTOR		

GENERAL NOTES:

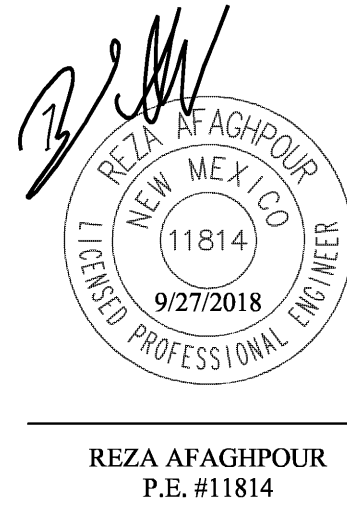
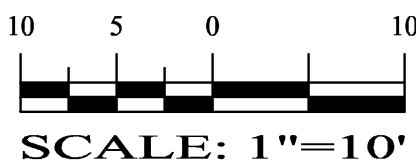
- CONTOUR INTERVAL IS HALF (1.00) FOOT.
- ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION 13_D16, HAVING AN ELEVATION OF 5073.42' FEET ABOVE SEA LEVEL.
- UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CON-SIDERATIONS.
- THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
- SLOPES ARE AT 3:1 MAXIMUM.
- ADD 5000 TO ALL PROPOSED SPOT ELEVATIONS.



NOTES:

- 24" SIDEWALK CULRVET PER CITY STD DWG 2236 (TACK WELD PLATE AT THE BOLT).
- PROVIDE 2' CURB OPENING.
- PROPERTY LINE.
- EXISTING DIRIVEWAY.
- EXISTING BLOCK WALL
- EXISTING SIDEWALK.
- EXISTING DRIVEWAY.
- NEW SIDEWALK.
- EXISTING LANDSCAPING.

GRAPHIC SCALE

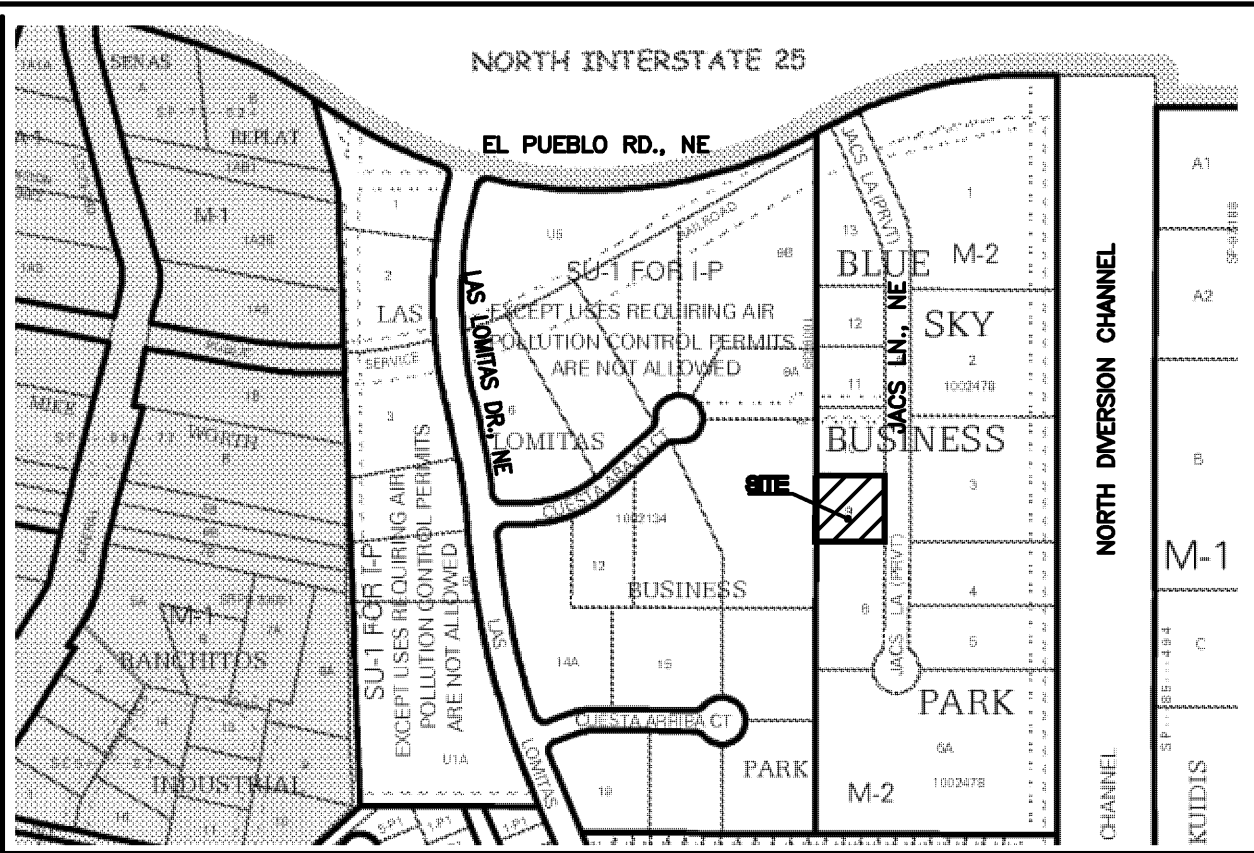


SBS CONSTRUCTION AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-3570

SANTA FE TOWING OFFICE
7901 JACS LN, NE
GRADING PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
201828-GD.DWG	SH-B	3/25/2017	1



VICINITY MAP:

D-16-Z



FIRM MAP:

FM35001C0136G

LEGAL DESCRIPTION:

LOT 9, BLUE SKY BUSINESS PARK
CONTAINING 0.5811 ACRE
ADDRESS: 7901 JACS LANE, NE

LEGEND

- 5030--- EXISTING CONTOUR (MAJOR)
- 5029--- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- ✕ 28.50 PROPOSED SPOT ELEVATION
- ✕ 5029.16 EXISTING GRADE
- ✕ 5075.65 EXISTING FLOWLINE ELEVATION
- FL
- ■ ■ ■ ■ PROPOSED RETAINING WALL
- BC=89.08 BOTTOM OF CHANEL
- TC=28.50 TOP OF CURB
- TA=28.00 TOP OF ASPHALT
- HP HIGH POINT
- 86.65 AS-BUILT GRADES
- 85.47 AS-BUILT SPOT ELEVATIONS
- x 86.65